Agenda - Council - June 23, 2004

Report - Standing Policy Committee on Property and Development - June 8, 2004

Item No. 3 Opening - Portions of Mobile and Cleveland Streets and Closing - Portions of Mobile and Cleveland Streets and a portion of Wolf Avenue
File DAOC 4/2003 [c/r DAC 13/2003]

STANDING COMMITTEE RECOMMENDATION:

On June 16, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Community Committee and submits to Council that the street opening and closing under File DAOC 4/2003 not be proceeded with.

Agenda - Council - June 23, 2004

Report - Standing Policy Committee on Property and Development - June 8, 2004

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 16, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 8, 2004, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 18, 2004, the Lord Selkirk-West Kildonan Community Committee did not concur in the administrative recommendation, and recommended that the proposed opening and closing under File DAOC 4/2003 not be proceeded with, and submitted its recommendation to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

File: DAOC 4/2003 [c/r DAC 13/2003]

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Lazarenko, Chairperson
Councillor Pagtakhan
Councillor O'Shaughnessy

Public Hearing: May 18, 2004
Council Chamber, Council Building
510 Main Street

Adjourned From: March 23, 2004
January 20, 2004
November 13, 2003
West Committee Room, Council Building
510 Main Street
September 16, 2003
July 22, 2003
Community Committee Chamber
1760 Main Street

Applicant: AlSan Underground Ltd. (Alfredo Santos)

Premises Affected: Portions of Mobile and Cleveland Streets and a portion of Wolf Avenue

Exhibits Filed:

1. Report from the Real Property Officer dated July 9, 2003
2. Inspection Report
3. Communication from Rocky Neufeld, Stevenson Advisors received on July 16, 2003, on behalf of Marge Danylchuk, with respect to the application
4. Communication from Rocky Neufeld, Stevenson Advisors received on July 16, 2003, on behalf of Fort Garry Industries, with respect to the application
5. Communication from Rocky Neufeld, Stevenson Advisors, on behalf of Fort Garry Industries, dated November 10, 2003, with respect to the application
6. Communication from Rocky Neufeld, Stevenson Advisors, on behalf of Marge Danylchuk, dated November 10, 2003, in opposition to the application
7. Communication from Aikins, MacAulay & Thorvaldson, on behalf of Precision Metal Craft Inc., dated November 13, 2003, in opposition to the application
8. Communication from William Stolar dated March 16, 2004 requesting an adjournment of the public hearing to May 18, 2004
9. Revised report from the Real Property Officer dated March 26, 2004
10. Plans (2) submitted by Chuck Chappell, Aikins, MacAulay & Thorvaldson, at the adjourned public hearing on May 18, 2004

REPRESENTATIONS:

In Support:

Alfredo Santos, Al-San Underground Ltd.
Mario Santos, on behalf of Alfredo Santos
William Stolar

In Opposition:

C.L. Chappell, Aikins, MacAulay & Thorvaldson, on behalf of Precision Metal Craft Inc.
Matt Kaufmann
Rocky Neufeld, Stevenson Advisors, on behalf of Marge Danylchuk and Fort Garry Industries

For the City:

Mr. G. Halldorson, Real Property Officer, Planning, Property and Development Department

Exhibit "9" referred to in File DAOC 4/2004

Re: FILE NO. DAOC 4/2003 - PROPOSED CLOSING OF PORTIONS OF MOBILE AND CLEVELAND STREETS AND A PORTION OF WOLF AVENUE; PROPOSED OPENING OF PORTIONS OF MOBILE AND CLEVELAND STREETS

For submission to: The Lord Selkirk-West Kildonan Community Committee

Report date: March 26, 2004

Recommendations:

1. That the proposed opening and closing as shown on Misc. Plan No. 11917/1 be approved and that the land be declared surplus to the City's needs.

2. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the opening and closing in accordance with Misc. Plan No. 11917/1, subject to the approval of the Standing Policy Committee on Property and Development of the terms and conditions of the conveyance of the land.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REPORT SUMMARY

Key Issues:

This application is contingent on DAC 13/2003, an application to close the portion of Cleveland Street adjacent to No. 2401 Inkster Boulevard. If the applicant for DAC 13/2003 purchases the portion of the street adjacent to his property, the turnaround area on Cleveland will not be required.

Implications of the Recommendation(s):

General implications:

X	None
	For the organization overall and/or for other departments
	For the community and/or organizations external to the City of Winnipeg
	Involves a multi-year contract

Comment(s):

Policy implications:

[X] No
[ ] Yes

Comment(s):

Environmental implications:

[X] No
[ ] Yes

Comment(s):

Human resources implications:

[X] No
[ ] Yes

Comment(s):

Financial implications:

[ ] Within approved current and/or capital budget
[ ] Current and/or capital budget adjustment required

Comment(s):

All costs associated with this proposal will be borne by the Applicant. There are no financial implications for the City of Winnipeg.

REASON FOR THE REPORT:

All street and lane closings require the consideration of the Community Committee.

HISTORY:

The streets proposed to be closed were created in 1907. Mobile Street and the portion of Cleveland Street adjacent to the property at 2401 Inkster Boulevard are paved and used by the adjacent property owners for access. Wolf Avenue and the balance of Cleveland Street do not physically exist, and serve no apparent public purpose.

In May of 2003, the Planning, Property and Development Department received a request from Jennifer Bailey, representing Mr. Alfredo Santos of Al-San Underground Ltd. to purchase the portions of the streets adjacent to his property.

This proposal has been circulated and notice of the public hearing has been posted under Application No. DAC 8/2003. Additional opening requirements have been incorporated into the proposal and the application is now filed as DAOC 4/2003.

DISCUSSION:

Administrative Approval

The proposal has been considered by all affected City departments and public utilities. There are no administrative objections to the closing.

The Transportation Division of the Public Works Department has advised that industrial type turnaround areas will be required at the northerly termini of Cleveland and Mobile Streets. These areas are to be dedicated as public street.

This application is contingent on Application No. DAC 13/2003, an application by Mr. William Stolar to purchase the portion of Cleveland Street illustrated on the attached Misc. Plan No. 11932. If either application is rejected, or if either applicant decides not to proceed with the purchase of the property, the authority given by this Committee will be exercised differently. For example, Mr. Santos will not be required to dedicate land for the turnaround at the north terminus of the proposed closing of Cleveland Street shown as "Proposed Openings" on the attached Misc. Plan No. 11917/1 if Mr. Stolar acquires the balance of the street. Conversely, if Mr. Santos does not acquire the portion of Cleveland Street, the ramifications of closing the lesser portion of Cleveland will have to be reviewed, and Mr. Stolar's application may not proceed.

Easements

Manitoba Hydro has advised that there are Hydro, MTS, and Shaw Cable facilities in portions of the streets proposed to be closed. An easement area or areas will be required for the maintenance of these facilities. No improvements other than paving or fencing will be allowed in these easement areas.

Transfer of Jurisdiction Over Public Rights-of-Way

The streets must be legally closed before they may be sold. Title to all public rights of way in Manitoba is vested in the name of the Province. The registration in the Winnipeg Land Titles Office of a closing by-law removes the public right of way status from the land and vests the ownership of the property in the City's name. The City is not entitled to dispose of the land until this has been done.

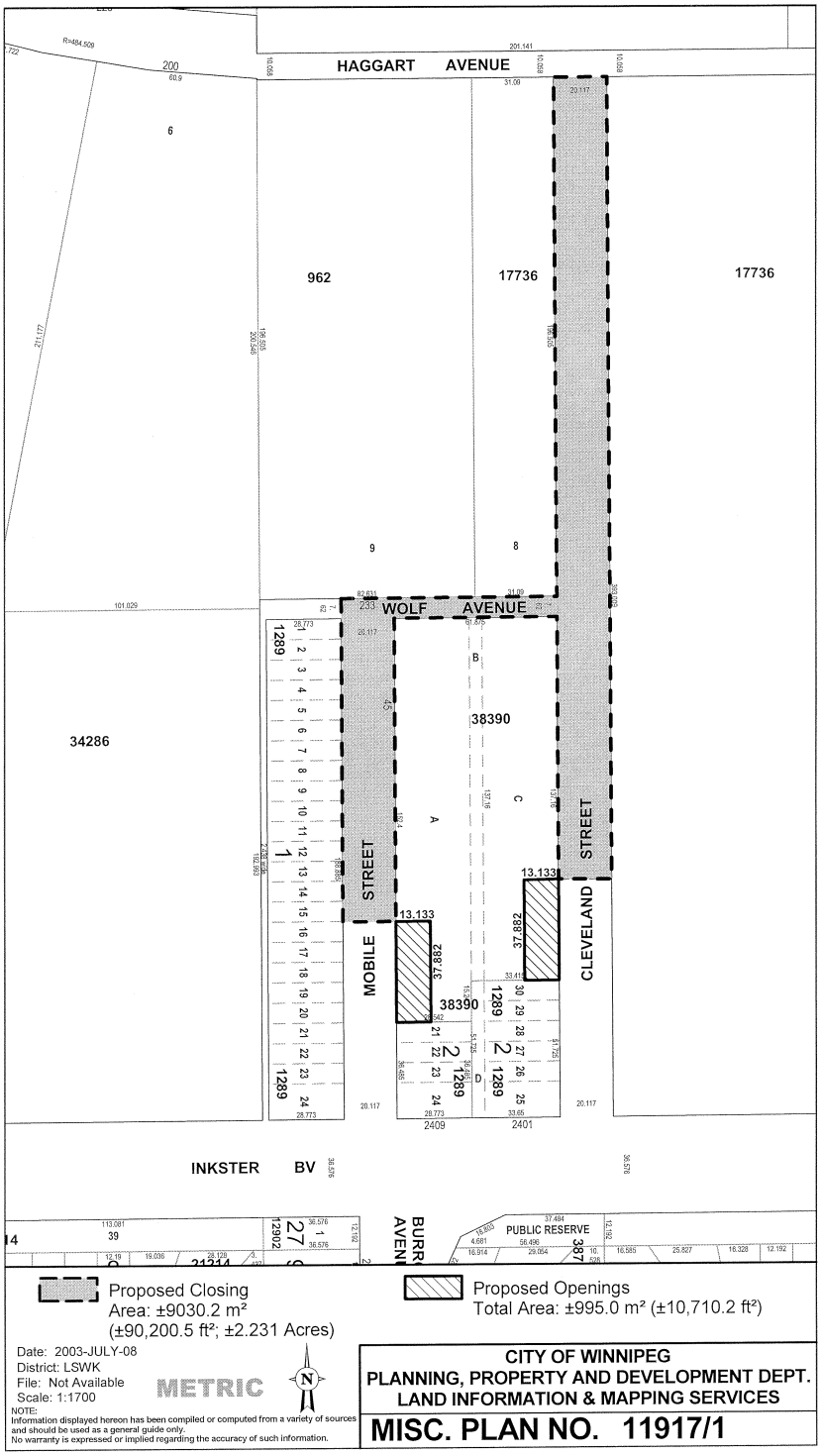
IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

Planning, Property and Development Department – Community Planner, Geomatics and Zoning & Permits Branches
Corporate Finance Department – Local Improvements
Public Works Department – Transportation Division
Water and Waste Department – Engineering Division
Centra Gas, Manitoba Hydro, MTS Communications, Shaw Cable

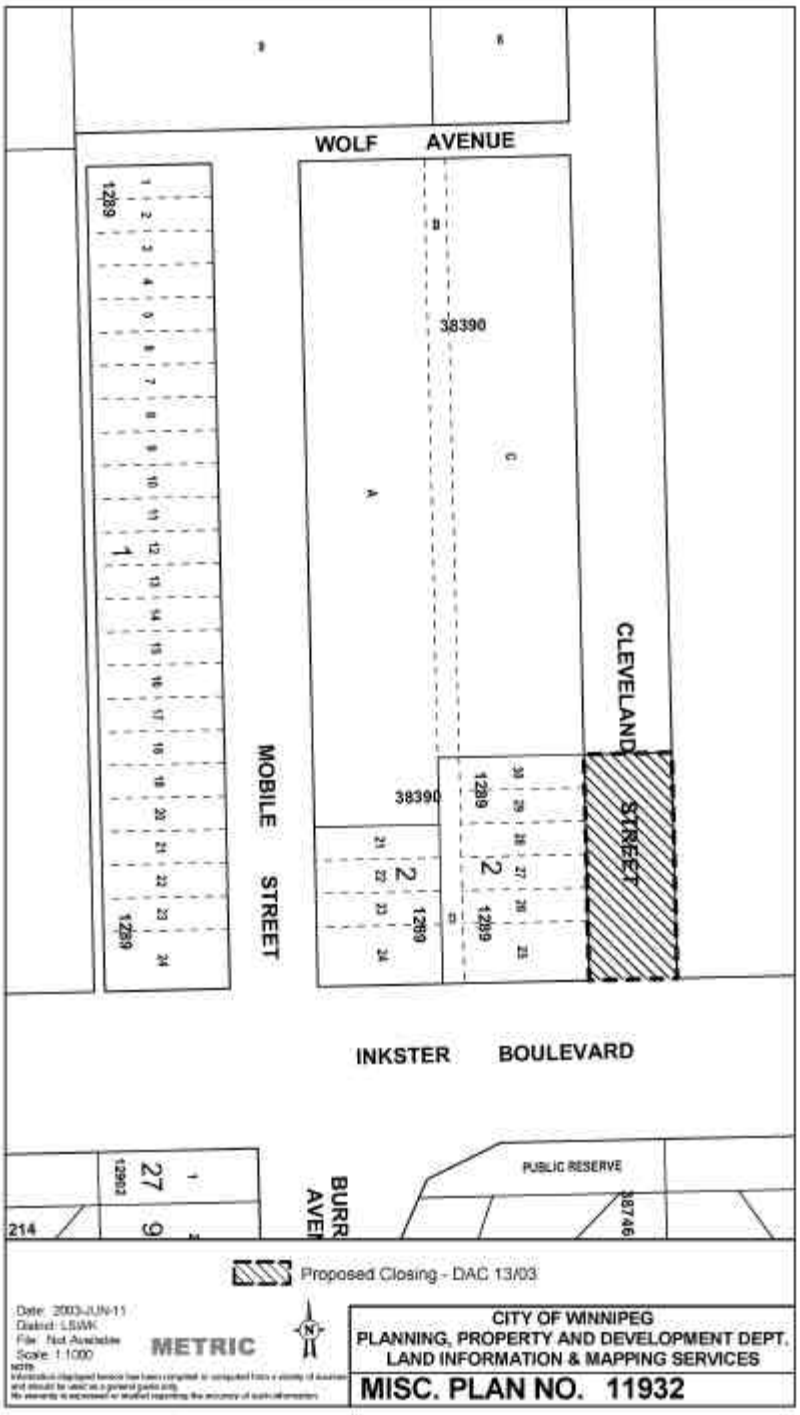
This report submitted by:

Planning, Property and Development Department
Division: Development and Inspections
Prepared by: Glenn Halldorson, Real Property Officer
PPD File #: 8422

Document name:V:\word\DAOC\daoc4_03RPT.doc


HAGGART AVENUE
WOLF AVENUE
INKSTER BV
MOBILE STREET
CLEVELAND STREET
BURRIN AVENUE
PUBLIC RESERVE
962
17736
17736
34286
38390
38390
13.133
13.133
37.882
37.882
2409
2401
Proposed Closing
Area: ±9030.2 m²
(±90,200.5 ft²; ±2.231 Acres)
Proposed Openings
Total Area: ±995.0 m² (±10,710.2 ft²)
Date: 2003-JULY-08
District: LSWK
File: Not Available
Scale: 1:1700
METRIC
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only.
No warranty is expressed or implied regarding the accuracy of such information.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 11917/1

2018


WOLF AVENUE
MOBILE STREET
CLEVELAND STREET
INKSTER BOULEVARD
BURR AVE
PUBLIC RESERVE
38390
1289
12903
38746
214
Proposed Closing - DAC 13/03
Date: 2003-JUN-11
District: LSMK
File: Not Available
Scale: 1:1000
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 11932